

Comparison of Existing and Proposed Development-Related Fees

Exhibit B

Line Item	Name of Application	Current Fee	Proposed Fee	Justification
	LAND USE POLICY RELATED			
(a)	Specific Application Form – Annexation	\$0.00	\$0.00	City's goal is to encourage annexation.
(b)	Specific Application Form – Rezoning and Future Land Use Map, Thoroughfare Plan, and other Comp. Plan Amendments	\$600.00	\$850.00	Considering the expenses for public hearing , statutory notifications, reviews from multiple departments, application processing, agenda packets for P & Z and CC. Similar to the fees being charged by other cities in the area
(c)	Specific Application Form – Special Use Permit	\$600.00 + \$50.00 per acre	\$800.00 + \$50.00 per acre	Considering the expenses for public hearing , statutory notifications, reviews from multiple departments, application processing, agenda packets for P & Z and CC. Similar to the fees being charged by other cities in the area
(d)	Specific Application Form – Planned Unit Development	\$600.00 + \$50.00 per acre	\$2,000.00	Considering the expenses for public hearing , statutory notifications, reviews from multiple departments, application processing, agenda packets for P & Z and CC. Similar to the fees being charged by other cities in the area. The process also involves review and drafting of regulations. Similar to the fees being charged by other cities in the area. Substantial amendments must be approved by CC and follow the same process as PUD.
(e)	Specific Application Form - Planned Unit Development Amendment (substantial and non-substantial)	\$600 + \$50.00 per acre	\$2,000.00	Non-substantial amendments can be approved administratively
(f)	Specific Application Form – Conservation Development Alternative	\$0.00	\$1,500.00	Considering the expenses for public hearing , statutory notifications, reviews from multiple departments, application processing, agenda packets for P & Z and CC. Similar to the fees being charged by other cities in the area. The process also involves review and drafting of regulations. Similar to the fees being charged by other cities in the area.
(g)	Specific Application Form – Conservation Development Alternative Amendment	\$0.00	\$1,500.00	
	SUBDIVISION AND DEVELOPMENT RELATED			
(h)	Specific Application Form – Amending Plat (Administratively)	\$250.00	\$500.00	Review of submittals and resubmittals, application processing. Similar to the fees being charged by other cities in the area.
(i)	Specific Application Form – Minor Plat	\$0.00	\$500.00	Review of submittals and resubmittals, application processing, Similar to the fees being charged by other cities in the area
(j)	Specific Application Form – Development Plat	\$600.00 + \$50.00 per acre	\$500.00	Review of submittals and resubmittals, application processing, Similar to the fees being charged by other cities in the area
(k)	Specific Application Form – Preliminary Plat	Prelim & Final \$600.00 + \$50.00 per lot	\$600.00 + \$50.00 per lot	Submittal and resubmittal reviews, review of drainage plan if needed, agenda packets for P & Z and CC meetings. Similar to the fees being charged by other cities in the area
(l)	Specific Application Form – Final Plat (same as Preliminary Plat Fee)	\$0.00	\$600.00 + \$50.00 per lot	Submittal and resubmittal reviews, review of drainage plan if needed, agenda packets for P & Z and CC meetings. Similar to the fees being charged by other cities in the area

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(m)	Specific Application Form – Replat	\$600.00	\$800.00 + \$50.00 per lot	Submittal and resubmittal reviews, review of drainage plan if needed, public hearing*agenda packets for P & Z and CC meetings
(n)	Plat submittal Extension Request	\$150.00	50% of original plat fee	Staff review, agenda packet
(o)	Specific Application Form – Construction Plans	\$0.00	\$2,500.00 plus \$50.00/acre or lot whichever is greater	No cost in place. Involves several resubmittals. Similar pricing of surrounding cities, extensive technical review, encourage applicants to resubmit a complete packet addressing all the comments and minimize resubmittals
(p)	Resubmittal Fee for Plats and Construction Plans (after second review)	\$0.00	\$500.00	Encourage the reduction of plat and construction plan reviews and resubmittals
SITE DEVELOPMENT RELATED				
(q)	Specific Application Form – Temporary Use Permit	\$0.00	\$100.00	Staff review, application processing, (e.g. temporary parking)
(r)	Specific Application Form – Special Exception	\$0.00	\$650.00	Same as ZBOA variance fee
(s)	Specific Application Form – Site Development Permit same as S23	\$100.00	\$150+\$25/acre	Technical review, application processing
(t)	Specific Application Form – Floodplain Development Permit	\$0.00	Residential: \$75.00 Commercial: \$250.00	Technical review, application processing
(u)	Specific Application Form – Stormwater Permit	\$0.00	Residential: \$75.00 Commercial: \$250.00	Technical review, application processing
(v)	Specific Application Form – Certificate of Design Compliance	\$0.00	\$100.00	Future, for historical structures
(w)	Specific Application Form – Variance (to subdivision / Development Regulations)	\$100.00	\$650.00	Staff review, public hearing, notifications, agenda packet
(x)	Appeal Application or Variance (to the decision of administrative official)	\$300.00	\$650.00	Same as ZBOA variance fee
(y)	Specific Application Form – Group Living Operation License	\$0.00	\$200.00	Review, inspection, application processing
(z)	Specific Application Form – Grading/Clearance Permit	\$100.00	\$150.00 + \$25.00 per acre	Technical review, application processing
(aa)	County Recordation Fees	Actual Fees + Fed. Mileage	Actual Fees + Fed. Mileage	No change proposed
(ab)	Traffic Impact Analysis Review Fee	Actual Cost of Consultant	\$500 + actual cost of consultant	Similar to near by cities, extensive staff review, cost of consultant
(ac)	Vacation of Subdivision Plat	\$200.00	\$200.00	No change proposed
(ad)	Vested Rights Verification Letter	\$100.00	\$300.00	Similar to near by cities, extensive staff, consultant and legal review.
(ae)	Zoning Verification Letter	\$100.00	\$100.00	No change proposed
OTHER DEVELOPMENT RELATED ITEMS				
(af)	Development Agreement	\$0.00	\$500.00 + actual cost of legal and consultants	Staff review, application processing

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Line Item	Name of Application	Current Fee	Proposed Fee	Justification
(ag)	Development Agreement Amendment Review	\$0.00	\$500.00 + actual cost of legal and consultants	Actual cost of legal consultant
(ah)	Tree Preservation/Mitigation Plan Review and Inspection	\$0.00	\$200 plus \$10 per acre	Staff review, application processing, agenda packet
(ai)	Tree Removal Fee in Lieu of Mitigation (heritage/protected/standard)	\$0.00	Heritage- \$200/circumference inch Legacy/Protected- \$100/circumference inch Standard - \$50/circumference inch	As recommended by P & Z, fees being charged by surrounding cities
(aj)	Tree Removal (without an approved plan)	\$0.00	\$250/circumference inch	To limit tree removal without an approved tree plan
(ak)	Mail Notification (per mailed notice)	\$0.00	Actual cost	Actual cost
(al)	Postage and Shipping	\$0.00	Actual cost	Actual cost
(am)	Home Occupation Certification	\$0.00	\$25.00	Processing, records keeping
(an)	Floodplain Plan Review	\$0.00	\$1,500.00	Technical review, nature and extent
(ao)	CLOMR	\$0.00	\$2,500.00	Technical review, nature and extent
(ap)	LOMR without CLOMR	\$0.00	\$3,000.00	Technical review, nature and extent
(aq)	LOMR with CLOMR	\$0.00	\$1,500.00	Technical review, nature and extent
(ar)	LOMA	\$0.00	\$500.00	Technical review, nature and extent
(as)	LOMA, CLOMR-F & LOMR-F REVIEW	\$0.00	\$250.00	Technical review, nature and extent
(at)	Flood Zone Verification Letter	\$0.00	\$25.00	Processing
(au)	Engineering Fees (labor)	\$0.00	\$100 per hour or actual consultant cost	City Engineer or consultant
(av)	Engineering Staff Fees (labor)		\$50 per hour	GIS, infrastructure, environmental, etc.
(aw)	Weekend or After-Hours Fees (labor)	\$0.00	150% of the staff hourly rate	To compensate for the overtime related expenses
(ax)	No Inspection Prior to Installation	\$0.00	200% of permit fee or staff fees which ever is greater	To discourage unmonitored construction or development, ensure that they will meet the City's standards